

# \$1,125,000 - 2417 30 Street Sw, Calgary

MLS® #A2205204

**\$1,125,000**

4 Bedroom, 4.00 Bathroom, 1,941 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Fall in Love with this stunning two-storey home, expertly built by Green Cedar Homes in the heart of Killarney. Picture your family settling into its 4 bedrooms, 3.5 bathrooms, and fully finished basement – a perfect blend of space and functionality. The moment you enter, the soaring 10-foot ceilings on the main floor create an immediate sense of grandeur, leading you towards a beautifully upgraded kitchen. This home is truly a showstopper; the oversized quartz waterfall island is surrounded by sleek built-in appliances and ample floor-to-ceiling cabinetry. Every corner of the home has been well thought out, from its gleaming hardwood floors, glass rails, tile upgrades, and lighting finishes. When you head upstairs, you will find tranquility in the primary suite, boasting high vaulted ceilings, a large walk-in closet, and a spa-inspired ensuite. This home has lots of windows for extra sunlight during the day. Wind down for a cozy evening by the living room fireplace, with the added convenience of built-in cabinets and a view of your landscaped yard. Step outside and enjoy the WEST-facing patio that leads to your dual-entry, double car garage. The finished basement features a spacious family room, mini bar, bedroom, and full bath for the guests that would love to stay the night in this lovely home. Notice the quality in every detail, from the exterior gemstone lights to the meticulously detailed tiling throughout. Enjoy the benefits of Killarney living, with easy access to parks, fantastic restaurants,



shopping, and a quick commute downtown.  
Don't miss the chance to embrace this  
incredible home offering exceptional value and  
an amazing lifestyle!

Built in 2020

### **Essential Information**

MLS® #	A2205204
Price	\$1,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,941
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2417 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2L9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, No Smoking Home
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Window Coverings,

	Wine Refrigerator
Heating	Forced Air, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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